

Minutes of Regular Meeting July 19, 2022

Mr. Alampi stated the applicant needed to submit corrected plans for the enclosure of the porch for a sunroom. She has submitted corrected architect plans and the Board may vote on the Resolution.

Mr. Garofalow motioned to approve the Resolution as revised with submitted drawings. Seconded by Mr. Frontera.

Roll Call: Alberque, Frontera, Orth, Morrissey, Gandolfo, Garofalow, Velez

Mr. Garofalow asked that both Resolutions have Boro replaced by Village on page four of the Resolutions.

Announce: That there are three (3) applications to be heard.

Mr. Alberque motioned to approved the minutes of the April 19, 2022 meeting. Seconded by Mr. Morrissey.

Roll Call: Cathcart, Alberque, Frontera, Morrissey, Gandolfo, Garofalow, Velez

Mr. Cathcart motioned to approved the minutes of the May 17, 2022 meeting. Seconded by Mr. Alberque.

Roll Call: Cathcart, Alberque, Frontera, Orth, Gandolfo, Garofalow, Velez

Mr. Orth motioned to approved the minutes of the June 21, 2022 meeting. Seconded by Mr. Frontera.

Roll Call: Alberque, Frontera, Orth, Morrissey, Gandolfo, Garofalow, Velez

**Case #1587
233 Fourth Street
Block 5/Lot 13
Construct garage with ductless HVAC**

Mr. and Mrs. William Jacquette were sworn in.

Mr. Cathcart stated noticing was completed and taxes are current.

The owners presented to the Board. The would like to remove the old garage and replace with a new one in the same location.

The architectural plans were done by GTFM Architects.

The owners' explanation of the application was different than what was reflected on the plans. The plans need to be redone to reflect the extension of the driveway, which increases the impervious coverage, and the removal of the concrete pad by the garage and also state there will not be an HVAC system in the garage but a new system will be installed in the home. The applicant will have to re-file for a new Zoning Review with new plans and then submit a new application to the Board. After a new denial letter is issued by the Zoning Officer the application will be placed on an agenda and the applicant will need to re-notice to all property owners within 200' and re-notice in the Record.

**Case #1588
328 Main Street
Block 49/Lot 4
2nd floor addition**

Mr. Cathcart stated noticing was completed and taxes are current.

Mr. Steven Yaku, owner, was sworn in.

Mr. Souleymane Dembele, Architect, was sworn in.

Mr. Yaku explained the application to the Board. He would like to demolish and rebuild the house.

Exhibit A1 – Architectural drawing – 4 sheets.

Mr. Dembele stated they would like to demolish the house and start new but will keep the existing foundation and add 28' 8" beyond for a new foundation for the addition.

Mr. Alampi explained to the applicant and the architect that the plans do not match the Engineers plans and calculations. New plans will have to be submitted to the Board for review. After new plans are submitted the application will be placed on a future agenda. The applicant will need to re-notice to all property owners within 200' and re-notice in the Record.

Mr. Ochab, Village Planner, will speak with the Architect and owner.

Case #1581

36-46 Mt. Vernon Street

Block 64/Lots 20, 21, 22 & 23

Continuation of hearing from June 21st meeting.

Mr. Asadurian addressed the Board. The applicant appeared before the Historic Preservation Committee on June 23, 2022 with the Landscape plans and they have been approved by the HPC>

Exhibit A22 – Approval from Historic Preservation Committee for Landscape Plan.

Steve Lydon, Planner, was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Lydon as an expert.

Mr. Lydon discussed the application from the Planning aspect. No questions from the Board.

Mr. Cathcart opened the application to questions from the public on the Planners testimony only.

The following residents spoke:

Linda Cooke, 200 Lincoln Avenue
Janet Malool, 163 E. Grand Avenue
Robert Schreiber, 16 Summit Street

Mr. Asadurian concluded the presentation of witnesses.

Mr. Cathcart opened the meeting to the public for general comments.

The following residents spoke:

Ann Herb-Schreiber, 16 Summit Street
Diane Catalano-Maglione, 71 Seventh Street
Linda Cooke, 200 Lincoln Avenue

Robert Schreiber, 16 Summit Street
Janet Malool, 163 E. Grand Avenue

Mr. Asadurian summarized and concluded his presentation of the application.

Ms. Orovitz confirmed that all Board members that are present are eligible to vote.

Mr. Chairman, Mr. Morrissey and Mr. Orth listened to the audio of the meetings they missed and signed an affidavit to certify they listened.

Mr. Cathcart asked if any Board Members wanted to address the public.

Mr. Alberque, Mr. Garofalow and Mr. Cathcart spoke.

Mr. Garofalow motioned to approve the following variances - Front yard set back on Mt. Vernon Street and Lincoln Avenue; Height Variance on the westside of the building on Lincoln Avenue; Rear yard set back; Height variance for the 6' fence at Vogt Park; Variance for electrical meter box – will be landscaped to make more aesthetically pleasing; Retail parking variance; and the D1 Use Variance. Also that the building be 100% sprinklered with an NFPA 13 system.

Mr. Ochab stated that there should be a condition of approval that the applicant submit an updated site plan; architectural plan; landscaping plan and engineering plan showing exactly what was approved so that there is no confusion on what was approved in the future.

Mr. Garofalow amended his motion to include Mr. Ochab's comment.

Cathcart - yes, Alberque - yes, Frontera - yes, Orth – No, Morrissey – yes, Gandolfo - yes,
Garofalow - yes, Velez - yes

(Note: Please refer to the Transcription of the July 19, 2022 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
